066.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,100 / 928,100
					USE VALUE:	928,100 / 928,100
					ASSESSED:	928,100 / 928,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESMOND PAUL/MICHELE
Owner 2:	
Owner 3:	
Street 1:	31 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARISEAU LUC A & LAURIE J -
Owner 2:	-
Street 1:	31 RADCLIFFE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Vinyl Exterior and 2152 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	508,100		420,000	928,100
Total Card	0.138	508,100		420,000	928,100
Total Parcel	0.138	508,100		420,000	928,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.37 | /Parcel: 431.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,200	0	6,000.	420,000	928,200	928,200	Year End Roll	12/18/2019
2019	101	FV	374,800	0	6,000.	390,000	764,800	764,800	Year End Roll	1/3/2019
2018	101	FV	374,800	0	6,000.	390,000	764,800	764,800	Year End Roll	12/20/2017
2017	101	FV	374,800	0	6,000.	342,000	716,800	716,800	Year End Roll	1/3/2017
2016	101	FV	374,800	0	6,000.	312,000	686,800	686,800	Year End	1/4/2016
2015	101	FV	355,100	0	6,000.	276,000	631,100	631,100	Year End Roll	12/11/2014
2014	101	FV	355,100	0	6,000.	261,000	616,100	616,100	Year End Roll	12/16/2013
2013	101	FV	328,500	0	6,000.	248,400	576,900	576,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARISEAU LUC A	47407-567		5/5/2006		579,000	No	No		
O`CONNELL MARY	23339-310		6/23/1993		221,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2012	1027	Redo Kit	60,000					
7/19/2011	716	Redo Bat	7,500					3/4 BTH ON 2ND FLR
10/1/1997	606		1,500					REMODEL KITCHEN
9/30/1997	595		1,000					14X9 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
1/30/2013	Info Fm Prmt	BR	B Rossignol
12/16/2008	Meas/Inspect	345	PATRIOT
11/6/2006	MLS	HC	Helen Chinal
10/7/1999	Meas/Inspect	267	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	12									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

User Acct

42073

GIS Ref

GIS Ref

Insp Date

09/13/18

!5646!

PRINT

Date	Time
12/10/20	20:30:22

LAST REV

Date	Time
09/27/18	13:44:17

apro

USER DEFINED

Prior Id # 1:	42073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25449049
Const Adj.:	0.98982435
Adj $ / SQ:	167.633
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532572
Depreciation:	24498
Depreciated Total:	508073

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

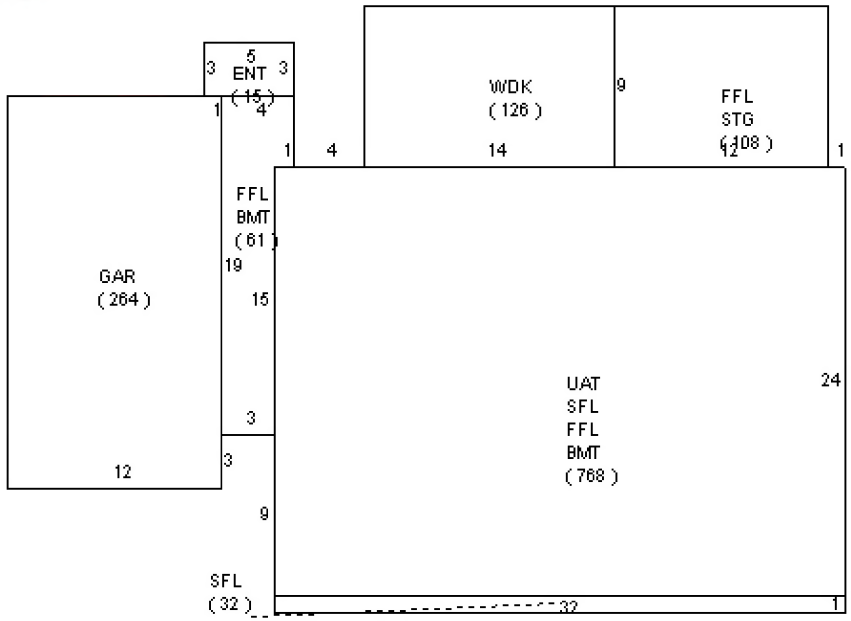
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.40
Special Features:	0	Val/Su Net:	155.33
Final Total:	508100	Val/Su SzAd	292.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	937	167.630	157,072
BMT	Basement	829	66.630	55,240
SFL	Second Floor	800	167.630	134,106
GAR	Garage	264	24.220	6,394
UAT	Upper Attic	192	67.050	12,874
WDK	Deck	126	13.790	1,738
STG	Storage	108	7.770	839
ENT	ENTRY	15	26.130	392
	Net Sketched Area:	3,271	Total:	368,655
Size Ad	1737	Gross Are	3847	FinArea 2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	